

**Meeting Minutes**  
**DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE**  
**April 15, 2024**  
**5:00 PM**

Hailey Development Impact Fee Advisory Committee Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

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Phone Conference ID: 602 369 677#

Present:

Committee: Sam Stahlnecker, Daryl Fauth, Owen Scanlon, Dan Smith, Janet Fugate, Jordan Fitzgerald

Staff: Lisa Horowitz, Brian Yeager, Robyn Davis, Ashley Dyer, Emily Rodrigue, Christian Ervin

Absent: Sage Sauerbrey

**5:00:31 PM Call to Order**

**Public Hearing**

- **5:00:48 PM PH 1** Continuation of proposed amendments to 2024 City Capital Budget Component. The Advisory Committee will form recommendations regarding the proposed budget and review updates to the FY 2024 Capital Improvement Plan for Hailey City Council's consideration as per Idaho Code [67-8205](#). **(ACTION ITEM)**

**5:01:13 PM** Horowitz referred to April 1, 2024 meeting and that ready for questions.

**5:01:52 PM** Stahlnecker expressed concern of accessibility of parks and if able to include options for this. Smith added that was done in Pocatello and it required matts. Yeager and Horowitz explained how staff is working on ADA accessibility starting with Hop Porter. Yeager explained intent for new tables at Hop Porter and that a percentage of those will be ADA. Yeager explained that the committee is able to make recommendation as see fit to the Council. Stahlnecker suggested including this in as part of planning efforts for future.

[5:05:25 PM](#) Stone asked if the Bullion Promenade will have ADA built in. Yeager explained that all projects are including ADA.

[5:07:59 PM](#) Chair Fugate suggested including options for shading at rodeo grounds. Horowitz noted that the rodeo ground is on the list. Yeager explained timeline for rodeo grounds. Discussion continued of ideas of how to market the rodeo better- shade and flooring is the largest concern. [5:11:55 PM](#) Smith suggested talking with PCRA regarding mini domes. Discussion continued with potential options for flooring.

[5:15:03 PM](#) Smith asked if received quotes for River Street. Yeager confirmed, and summarized bids received, rejection letter sent and plans going forward. Discussion continued of reducing scope of work and bid amounts receiving. Scanlon asked if part of the money is the federal grant. Yeager explained requirements as part of the grant monies.

[5:19:33 PM](#) Fauth asked what is currently being done. Yeager explained that the current plan for Hop Porter that has been on the schedule since last fall.

[5:22:13 PM](#) Smith encourages looking for property close to the development taking place on River Street for pickle ball, basketball and parking in winter. Yeager and Horowitz explained what staff and URA are trying to plan.

[5:24:12 PM](#) Yeager, using the CIP Project list, referred to primary list (page 1), explained how funds are based of Annual Budget and the year progresses how the numbers may change slightly.

[5:25:43 PM](#) Scanlon asked about upgrades to city lots. Yeager explained that city buildings have electronic keypads for access to the buildings and that the current equipment is aging/failing. Yeager explained estimate is about \$10,000 per door, that it is the exterior rating that increases the price. Yeager estimates these would last about 10 years.

[5:30:00 PM](#) Fitzgerald noted it would be interested in discussing the fee schedule but does not believe it applies to this discussion. Horowitz and Yeager explained how the development impact fees are determined and that it comes back to the committee every five years, noting that next year is the five year mark.

[5:37:33 PM](#) Chair Fugate opened public comment.

[5:37:48 PM](#) Chair Fugate closed public comment.

[5:33:24 PM](#) **Smith motioned to recommend approval to the Hailey City Council for the proposed amendments to 2024 City Capital Budget Component. Fauth seconded. All in Favor.**

[5:37:59 PM](#) **Scanlon motion to adjourn. Smith seconded. All in Favor.**

[5:38:49 PM](#) Chair Fugate called for break before begin.

**AGENDA**  
**Hailey Planning and Zoning Commission**  
**Monday, April 15, 2024**  
**6:00 p.m.** (Will begin after the DIF Advisory Committee)

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**Present:**

Commission: Owen Scanlon, Dan Smith, Janet Fugate, Jordan Fitzgerald

Staff: Robyn Davis, Ashley Dyer, Emily Rodrigue, Christian Ervin

Absent: Sage Sauerbrey

**5:44:45 PM Call to Order**

- [5:44:53 PM](#) Public Comment for items not on the Agenda.

**5:45:35 PM Consent Agenda**

- **CA 1** Motion to approve Meeting Minutes dated March 18, 2024. **ACTION ITEM**
  
- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Butterfly, LLC, to reconfigure Lot 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) into two (2) condominium lots, with one (1) 950 square foot unit (approximately) on each lot and a shared 11,953 square foot common area. This project is known as Homeworks Condominium Association, Inc. and it is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**
  
- **CA 3** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations. The Applicant is proposing a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located on North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. This project is

also associated with a Conditional Use Permit Application, which was formally approved by the Planning and Zoning Commission on January 16, 2024. **ACTION ITEM**

- **CA 4** Motion to approve the Findings of Fact, Conclusions of Law, and Decision Design Review Application submitted by Noe and Rene Orihuela for the construction of a new, two story, 8,218 sq. ft. industrial space to be located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Sub #10) within the Light Industrial (LI) Zoning District. **ACTION ITEM**

Scanlon has comments on CA 2 & 4.

Smith noted that CA 1 date on the agenda needs to be modified to April 1<sup>st</sup>.

[5:46:26 PM](#) **Smith motion to approve CA 1- CA3 as amended. Fitzgerald seconded.**

Scanlon noted CA 2 needs to be dated for tonight. Staff confirmed needs to be amended to tonight's meeting. Scanlon asked about additional condition, staff explained determined was not needed as condition but applicant agreed to complete.

[5:48:06 PM](#) **Scanlon motioned to approve CA 2 and CA 4 as amended. Fitzgerald seconded. All in Favor.**

#### **Public Hearing**

- [5:48:26 PM PH 1](#) Consideration of a Design Review Preapplication submitted by Frosty Acres, LLC, represented by Samantha Stahlnecker with Opal Engineering, for the construction of a new 26,720 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15). The development consists of eight (8), two story, multifamily buildings, which includes sixteen (16) dwelling units in total. This project is to be known as Rockridge Townhomes. **ACTION ITEM**

[5:48:59 PM](#) Dyer summarized project proposed, noting revised floor plans received today and turned floor to applicant. Michele Griffith, not representing ARCH, introduced herself and discussed work force and affordable housing. Griffith noted this is not affordable housing, but market rate. Griffith explained that this development proposed is unique as four bedrooms are being proposed. Griffith explained that owner would like to fence the property for safety reasons. Griffith turned floor to Sam Stahlnecker.

[5:52:27 PM](#) Samantha Stahlnecker summarized project, noting units will be for rent. Stahlnecker stated happy to answer any questions and feedback.

[5:53:22 PM](#) Scanlon asked about one elevation not having roof detail. Griffith confirmed can add.

[5:54:01 PM](#) Fitzgerald asked for applicant to elaborate on site plan, such as how site will be used, and outdoor space. Stahlnecker explained that not sure all those details have been ironed out yet. Fitzgerald asked if thinking one fence along property or per unit. Griffith explained owner would appreciate either. Fitzgerald asked about staff comments about flooding. Stahlnecker explained studies she has done, and that will be matching design drainage soil concept as discussed previously on this hill. Fitzgerald asked if there are any plans for phase two. Stahlnecker explained street is private and that there would be no connectivity to adjacent lot. Fitzgerald asked if there needs to be

more of an entrance facing access to streets. Stahlnecker explained challenges and reason for design as proposed with back of house facing Woodside. Fitzgerald asked if proposal is to include windows on both levels. Applicant confirmed.

[5:58:37 PM](#) Smith noted housekeeping detail on A3B. Smith suggested would like to see some trim or belly band, something to help break up the elevations between floors. Smith suggested different trim colors as well. Griffith asked if comfortable having one side of duplex different the other. Smith said he would be. Smith suggested providing additional paved areas for guests to park. Smith confirmed all rental properties. Stahlnecker confirmed can look at that.

[6:02:20 PM](#) Chair Fugate suggested guest parking at hammer head of private drive. Chair Fugate suggested some pop of color to help brighten it up. Chair Fugate is not opposed to some type of attractive fencing. Chair Fugate asked if concern with distance between access to intersection. Davis confirmed will examine with applicant team internally then bring forward for their review.

[6:04:46 PM](#) Chair Fugate opened public comment.

[6:05:09 PM](#) Emily Jones, IME, wondering about total unit count assuming added the four bedroom configuration.

[6:05:47 PM](#) Justin Weber, lives on Winterhaven, feels with these being rentals possible to have four adults with four vehicles and thinks its important to provide additional parking.

[6:06:39 PM](#) Chair Fugate closed public comment.

[6:06:56 PM](#) Griffith confirmed number of units do not change with the four bedroom design. Griffith noted owner is already exceeding parking requirements and will find a way to add additional parking. Scanlon asked if all units will be four bedrooms. Griffith confirmed all units would be four bedrooms. Chair Fugate confirmed no parking on Serenity. Griffith confirmed. Scanlon asked about trash. Griffith explained expectation will be that each unit will have residential trash. Chair Fugate asked about trash.

[6:09:15 PM](#) Fitzgerald suggested larger area for open space and suggested reviewing kitchen layout. Chair Fugate agreed would like to see more outdoor amenities when come back.

[6:10:05 PM](#) Griffith believes feedback is clear, summarizing requests made.

[6:11:02 PM](#) Smith suggested using topography to help reduce runoff towards buildings.

No motion.

- [6:11:33 PM PH 2](#) Consideration of a Rezone Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1<sup>st</sup> Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts.

**ACTION ITEM**

[6:11:58 PM](#) Rodrigue introduced project, summarized background of ongoing conversations between applicant and staff; a PUD was presented to applicant and as of this time staff is still encouraging applicant to explore. Rodrigue turned floor to applicant team.

[6:14:01 PM](#) Matthew Adams and Carol Weise introduced themselves. Adams complimented staff and stated excited to present the project. Adams using a presentation (on file with community development) explained the reason for a rezone vs. a PUD, that understands and anticipates a PUD in their process, and discussed the community need. Weise, using the same presentation, addressed how the rezone complies with the comprehensive plan, and land use. Adams, using same presentation, explained how the rezone does how assist with the lot coverage and onsite parking, the early proposal shows only 50% of lot covered.

[6:23:21 PM](#) Ron Wrenkel, Pastor, stated the Catholic Church has been there for 140 years. Wrenkel provided a brief history of the Catholic Church and its location. Wrenkel explained how they seek to preserve the feel of old Hailey while they modernize, update and marrying buildings. Wrenkel explained important parts of their church and benefits of marrying the buildings for safety reasons. Wrenkel continued to discuss benefits of their parish hall to the community and services they offer. Wrenkel explained how they are trying to reach out and be a conduit of information to the Latino community. Wrenkel stated they would really like to stay where they are at. Wrenkel explained want to have dialogue with the neighbors and have made that commitment to the community.

[6:31:30 PM](#) Adams summarized that the application does align with the Hailey Comprehensive Plan. Adams stated are hopeful for an approval of this application.

[6:32:24 PM](#) Scanlon confirmed size of lot and asked size of existing buildings. Scanlon estimates that the current square footage is about 9000 and that they have not made an attempt to comply with the TN requirements. Scanlon expressed concern of parking. Scanlon noted that he has been part of the soup kitchen for approximately 20 years and that he has done some work on different buildings of years. He can understand why people don't want to move but can also understand concerns of neighbors. Scanlon explained how he does not see any reference to the historical aspect on the conceptual designs. Scanlon recommends that whatever they do, please compliment the historic value.

[6:36:32 PM](#) Fitzgerald asked what the design concept of the parking even with the pud. Adams explained how parking is tough challenge. Adams explained that does not know yet, but have discussed structured parking's. Adams explained how the PUD allows for them to present a solution to parking via off site or an amenity in place. Adams summarized that at this time has not solved the issue.

[6:38:00 PM](#) Smith confirmed applicant expects to do a PUD. Smith asked if does not think a PUD with the existing property as zoned now to achieve their goals. Adams explained the concern with PUD due to the lot coverage, and benefits of the two step process with a rezone and PUD.

[6:39:35 PM](#) Adams addressed Scanlon comments about design, that the concepts were not intended as final look and understands needs to go through the design review process. Scanlon asked Adams to expand on his comments about writing in the rezone into the PUD. Adams explained would need to work with staff, that some jurisdictions allow for development

agreements if conditioned rezone. Adams explained trying to express willingness to commit to staying on the property and continue as operating as a church.

[6:41:59 PM](#) Chair Fugate, does not agree with some of the things in concert with the comprehensive plan. Chair Fugate asked how they see the business zone as more appropriate than the current zoning. Chair Fugate stated seems business zone is not appropriate whereas TN is. Adams explained how TN does not allow them parking and to expand. Adams explained their assessment provided to two options – rezone or PUD; that not discounting a PUD is a possibility but was not ready to move that fast for a PUD. Adams explained goal is to be able to expand.

[6:44:21 PM](#) Fitzgerald added that a big part of our zones is the use, not just the lot coverage. Fitzgerald asked if the use is changing or if the zone just fits the physical attributes. Chair Fugate explained concerns with rezone. Adams confirmed the use is intended to stay, the physical attributes it is the reason for the rezone.

**[6:45:53 PM](#) Chair Fugate opened public comment.**

[6:46:22 PM](#) Fritz Haemmerle, 1<sup>st</sup> Ave, expressed his concern of the loss of the old Hailey feel and how he is protective of that. He suggested coming with a conditional rezone with the development agreement so commission knows what they are doing.

[6:49:07 PM](#) Bruce Collier, lives in Ketchum owns property at 301 1<sup>st</sup> Ave s, that his son lives there and rents unit in back to health care professionals, that takes no pleasure in objecting but does object the rezone. Collier explained how he wants to advocate to preserve the existing zone, suggests that can achieve the changes under a PUD and development agreement. Collier does not doubt the intentions of his neighbors but no one knows the future, that if rezoned a done deal. Collier stated that the church has considered moving and that they could consider it again and it could be sold to a developer. Collier explained how the applicant has other ways, that not going about it to protect and preserve their neighborhood.

[6:54:27 PM](#) Matt Engel, follow up as a member of the parish and the steering committee, clarified that Saint Charles is not approaching this from a nefarious or ill intention. Trying to do what can for the community, to utilize the property to serve the community, that they have has been through several iterations of what options may or may not be achievable. That their intentions are not to negatively impact their neighbors or community. That they are there to find a way to make this parcel work.

[6:55:47 PM](#) Maureen Patterson, born in this valley, fourth generation to the valley, life long catholic, wants St Charles to remain where it is and that the community of St Charles wants to be a blessing not a burden to anyone.

[6:56:35 PM](#) Anne Tokareff, 109 E Pine St, expressed concerned about parking and the noise. It's almost a daily occurrence, have no onsite parking, its almost weekly occurrence for her to find garbage in yard, and that a lot of activity goes on over there. She does not attend the church but increasing the building will increase the amount of traffic. Noise – church has a lot of celebrations, music and street noise is common year round. Tokareff believes the church needs a better management strategy to renting out the hall. Asked if there will be local jobs created, so far it's been people out of Boise. The maintenance of the grounds is community service by members. She wonders if there are other options to distribute members back to Bellevue.

Tokareff summarized what she compared of nearby church parking options. Other concern was snow removal might be an issue. She is not against improvement, but it's affecting the neighborhood.

[7:03:18 PM](#) John Mc Cabe, lives directly across the street at 306 1<sup>st</sup> Ave S, lived there for 35 years, spoke with Father John for about an hour today to try to explain what is going on. That he explained much of what has already been covered. His thought is that much of the heavy load of the congregation on Saturday and Sunday is from the Bellevue area. Mc Cabe suggested taking a portion of the money of this project and building a facility in Bellevue as well as keeping the facility here. That it would benefit those in Bellevue and those in our community. Mc Cabe expressed concern of emergency access while the street is covered in cars.

[7:06:23 PM](#) Allison Kennedy, 530 Ivy Street, has background in planning and does not think the discussion is about the use. That the most important thing is that the City of Hailey is being asked is to rezone before they are ready to rezone. She asked if this is an area the City wants to see turn into business. That if borders get pushed, neighbors will asked to be rezoned and will end up with a business zone the city did not plan for. What is the intention of the TN zone? What's the land use decision here and the consequence of that decision?

[7:08:49 PM](#) **Chair Fugate closed public comment.**

[7:09:02 PM](#) Adams stated that neighbors can be challenging no matter what. Adams explained they need a path forward that allows for the good work that is being done; that the good work requires offices, kitchen not just mass space. Adams explained how land use can be emotion but that is why there are codes and comprehensive plans that are not emotional. Adams provided what ifs if St Charles could. Adams explained how this applications should not be feared.

[7:12:02 PM](#) Scanlon complimented public for comments received tonight. Scanlon explained that they do have guidelines that sometimes they are should and others that they shall, that the guidelines offer flexibility at times. Scanlon explained how he thinks about those that laid out the guidelines. Scanlon explained how he thinks that they can expand the operations and meet the community needs without a rezone. That through a well-designed PUD process can achieve their goals. Scanlon believes the applicant has other options should investigate.

[7:14:58 PM](#) Fitzgerald agrees with Scanlon, that wants to see those positive goals achieved. Fitzgerald noted that lot coverage is different than density, that thinks could add more square footage and still meet the lot coverage design. Fitzgerald thinks it is concerning to increase density when cant even handle where at now. Fitzgerald does think the goals can be achieved without a rezone.

[7:17:10 PM](#) Smith echoes Scanlon's comments about appreciating public comment. Smith stated future is a long time and who knows what it will hold. Smith explained why he believes the PUD process is the best path forward. Smith explained that the business zone is a reach to far. Smith suggested taking staffs recommendation going the PUD route. Smith summarized why he is not in favor of a rezone on this property.

[7:19:57 PM](#) Chair Fugate also agreed with appreciation of public comment. Chair Fugate explained that they understand their intention but the commission's decision cannot be based on

intention. Chair Fugate would like to see them remain in place and encourages the improvement but believes it is possible with the current zone. Chair Fugate explained that the path forward needs to be clear to them. Chair Fugate also believes can achieve their goals with the PUD.

[7:22:58 PM](#) Scanlon motioned to deny the Zone Change Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts, finding that this application does not support the welfare and wellbeing of the community at large and the neighborhood next to it. Smith seconded. All in favor.

All commissioners confirmed that they do look forward in seeing them future.

#### **Staff Reports and Discussion**

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
  - May 6, 2024:
    - DR: Eric Cueva
    - DR PreApp: 637 S. River

Davis summarized upcoming projects at next meeting.

[7:26:26 PM](#) Smith motion to adjourn. Scanlon seconded. All in Favor.